

**WEST HARTFORD PLAN AND ZONING COMMISSION
PUBLIC NOTICE**

The West Hartford Town Plan and Zoning Commission also acting as the Inland Wetlands and Watercourses Agency, at the Regular Meeting on Wednesday, September 3, 2014 took the following actions:

INLAND WETLAND PERMIT APPLICATION FOUND TO BE POTENTIALLY SIGNIFICANT AND SET FOR PUBLIC HEARING:

97 Waterside Lane - Application (IWW #1010) of Bryan Stolz, Landscape Architect (Cathy Gobes & Al Masciocchi, R.O.s) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Wood Pond). The applicant proposes to rebuild the existing dock on the existing footprint. The dock is approximately 16' long x 4' wide with a 4' x 8' end. (Submitted for IWWA receipt on September 3, 2014. Determined to be potentially significant and set for public hearing on October 6, 2014.)

INLAND WETLAND MAP AMENDMENT APPROVED:

667 Mountain Road – Application (IWW #1008) Benjamin and Mary Chepovsky, R.O.s (Michael Mastroluca, P.E.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on August 4, 2014. Required public hearing scheduled for September 3, 2014. Inland Wetland Map Amendment approved on September 3, 2014.)

INLAND WETLAND PERMITS APPROVED WITH CONDITIONS:

667 Mountain Road – Application (IWW #1009) Benjamin and Mary Chepovsky R.O.s (Michael Mastroluca, P.E.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Hart Meadow Brook). The applicant proposes to remove the impairments/obstructions in the brook and stabilize the soil on the east and north side of the home with plantings. (Submitted for IWWA receipt on August 4, 2014. Determined to be potentially significant and set for public hearing on September 3, 2014. Permit granted on September 3, 2014 with conditions.)

15 Fernbrook – Application (IWW #1006) of Ralph S. Cohen (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Trout Brook). The applicant proposes to construct a raised deck (approximately 264 sq. ft.) attached to the front of the home and the remediation of approximately 90 feet of stream bank along the Trout Brook at the rear of the property. (Submitted for IWWA receipt on August 4, 2014. Determined to be potentially significant and set for public hearing on September 3, 2014. Permit granted on September 3, 2014 with conditions.)

SPECIAL USE PERMITS APPROVED:

137 North Main Street – Application (SUP #1261) of American School for the Deaf (“ASD”) (Timothy Hollister, Attorney) requesting Special Use Permit approval to allow Parcels 2 and 3 as rear lots as part of a subdivision of 44.1 acres. Parcel 2 and Parcel 3

comply with the requirements of Zoning Regulations 177-2 with respect to the expanded dimensions and setbacks of a rear lot. (Submitted for TPZ receipt on July 2, 2014. Required public hearing scheduled for August 4, 2014. Public hearing continued to September 3, 2104. Special Use Permit granted on September 3, 2014.)

3115 Albany Avenue – Application (SUP #1260) of Deercliff Land Preservation Trust, Inc. (William Aston, Buck & Buck LLC, Contact) requesting Special Use Permit approval to construct and operate an aircraft landing site (heliport) per Section 177-16.9 of the West Hartford Code of Ordinances. A new ground level concrete pad will be added to the existing graded and seeded lawn area. All standards set forth by the US Department of Transportation, Federal Aviation Administration Advisory (Circular No. 150/5390-2C) will be followed. (Submitted for TPZ receipt on June 2, 2014. Required public hearing scheduled for July 2, 2014. Applicant agreed to a request for postponement to August 4, 2014. Public hearing opened and immediately continued to September 3, 2014. Special Use Permit granted with conditions on September 3, 2014.)

800 Flatbush Avenue – Application (SUP #1264) of the West Hartford Youth Football League (Helen Rubino-Turco, Director of Leisure Services, Town of West Hartford) seeking a Special Use Permit to install a 12'x16' pre-fab storage shed at Sterling Field. The shed will be used for storage for the West Hartford Youth Football League. (Submitted for TPZ receipt on August 4, 2014. Required public hearing be scheduled for September 3, 2014. Special Use Permit granted on September 3, 2014.)

SUBDIVISION APPLICATION APPROVED WITH CONDITIONS:

137 North Main Street – Application (SUB #294) of American School for the Deaf (“ASD”) (Timothy Hollister, Attorney) requesting approval of a three (3) lot subdivision of the 44.1 acre parcel. ASD proposes to divide its land into three (3) lots. Parcel 1 comprised of 28.3 acres will be the ASD campus. Parcel 2 comprised of 7.1 acres (the Boatner parcel) will be purchased by Montessori School of Greater Hartford, the current lessee. Parcel 3, the “Cogswell Building,” which is comprised of 8.64 acres will be listed for sale. (Submitted for TPZ receipt on July 2, 2014. Required public hearing scheduled for August 4, 2014. Public hearing continued to September 3, 2104. Subdivision approved on September 3, 2014 with conditions.)

RESOLUTION OF PENDING LITIGATION

After a detailed review, the Town Plan and Zoning Commission, also acting as the Inland Wetlands and Water Courses Agency, acted by unanimous vote (5-0) (Motion/Prestage; Second/Seder)(Maresca seated for Freeman) to approve a Resolution Approving Settlement of Sard Custom Homes, LLC et al. v. West Hartford Plan and Zoning Commission, et al., Superior Court of Connecticut, Docket No. HHD-LND-CV-14-6048984-S; and Sard Custom Homes, LLC et al. v. West Hartford Plan and Zoning Commission/Inland Wetlands and Watercourses Agency, et al., Superior Court of Connecticut, Docket No. HHD-LND-CV-14-6048983-S, subject to approval thereof by the Hartford Superior Court at a hearing scheduled for October 2, 2014 at 10:00 am. Detailed minutes as well as the full text of the resolution and supporting documents are available for public inspection at the offices of the Planning and Zoning Division, Town of West Hartford, 50 South Main Street, West Hartford CT 06107.

The final approved plans and the applications related to the above items are available for public review in the Town Planning Office, Town Hall, Room 214, 50 South Main Street, West Hartford, CT. The effective date of these actions is September 24, 2014.

Kevin Ahern, Chairman TPZ/IWWA
Todd Dumais, TPZ/IWW Administrative Officer

Dated this the 4th day of September, 2014

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